



# తెలంగాణ రాజ పత్రము THE TELANGANA GAZETTE

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HYDERABAD, TUESDAY, APRIL 12, 2022.

## NOTIFICATIONS BY GOVERNMENT

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### MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (PLG.I(1))

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO CONSERVATION USE ZONE IN KHAZIPALLE VILLAGE, JINNARAM MANDAL & SANGA REDDY DISTRICT.

*[Memo No. 2393/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)),  
4<sup>th</sup> April, 2022.]*

The following draft variation to the land use envisaged in the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33 MA, dt:24-01-2013, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCPOffice, Telangana, Hyderabad - 500 004.

### DRAFT VARIATION

The site in Sy.No.155 of Khazipalle Village, Jinnaram Mandal & Sanga Reddy Dist., to an extent of 28700.25 Sq.mtrs., which is presently earmarked for Residential use (R1) in the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33, MA, dt:24-01-2013 is now proposed to be designated as Conservation (for quarry purpose) use zone, **subject to the following conditions.**

1. The applicant shall pay the Development/Conversion Charges to HMDA as per rules in force before issue of final orders.
2. The applicant shall comply the conditions laid down in G.O.Ms No. 168 MA Dt:07.04.2012.
3. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.

5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
6. CLU shall not be used as proof of any title of the Land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
8. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
10. To demolish the existing old sheds and old building before undertaking any development on the site under reference.

#### **SCHEDULE OF BOUNDARIES**

North : 12 mtrs. existing road.

South : Vacant land.

East : Vacant land.

West : Vacant land.

**DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM AGRICULTURAL / CONSERVATION OR GREEN BELT USE ZONE TO RESIDENTIAL USE ZONE IN HATHIGUDA(V), ABDULLAPURMET (M), RANGAREDDY DISTRICT.**

***[Memo No. 3014/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)), 4<sup>th</sup> April, 2022.]***

The following draft variation to the land use envisaged in the notified Master Plan of Hayathnagar Zone Segment -2021 vide G.O.Ms.No.288, MA&UD, dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

The site in Sy.Nos.10, 11, 13, 14, 15, 16, 17 & 18 of Hathiguda (V), Abdullapurmet (M), Ranga Reddy Dist., to an extent of 70229.16 Sq.mtrs. (Ac. 17.35Gts), which is presently earmarked for Agricultural / Conservation or Green Belt use in the notified Master Plan of Hayathnagar Zone Segment -2021 issued vide G.O.Ms.No.288, MA &UD, dt:03.04.2008, is now proposed to be designated as Residential use zone, **subject to the following conditions:**

- (a) The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.
- (b) The applicant shall pay processing fee to HMDA issue of final orders.
- (c) If the Development charges are not paid within 30 days the orders change use will withdrawn without any further notice.
- (d) The applicant shall obtain prior permission HMDA before undertaking development in the site reference.
- (e) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.

- (f) The applicants shall develop the roads free of cost as may required by the local authority.
- (g) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities/Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (h) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- (i) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- (j) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- (k) The Owners/ applicants are solely responsible for any mis-representation with regard to ownership/ title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (l) The change of land use shall not be used as the proof of any title of the land.
- (m) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
- (n) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- (o) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

#### **SCHEDULE OF BOUNDARIES**

North	: Open land Anjanadri Layout.
South	: Existing residential colonies.
East	: Open land.
West	: Residential colonies and water body green buffer.

**DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PARTLY OPEN SPACE (MINOR PART) AND PARTLY CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE IN GUNDLAPOCHAMPALLY (V), MEDCHAL (M), MEDCHAL - MALKAJGIRI DISTRICT.**

***[Memo No. 4674/Plg.I(1)/2017, Municipal Administration & Urban Development (Plg.I(1)), 4<sup>th</sup> April, 2022.]***

The following draft variation to the land use envisaged in the notified ZDP for Yamjal segment approved vide G.O.Ms.No.288, MA, dt:03-04-2008, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

#### **DRAFT VARIATION**

The site in Sy.Nos: 692 (Part), 693 (Part) & 694 (Part) of Gundlapochampally Village, Medchal (M), Medchal-Malkajgiri District to an extent of 70902.42 Sq.mts, which is presently earmarked for Conservation use in

the notified ZDP for Yamjal segment approved vide G.O.Ms.No.288 MA, dt:03-04-2008, is now proposed to be designated as Residential Use, **subject to the following conditions:**

1. The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.
2. The applicant shall pay balance processing fee to HMDA before issue of final orders.
3. If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
4. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
5. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
9. After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
10. The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
11. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/ title , Land Ceiling Clearances etc. and they will be responsible for any damage claimed by any one on account of change of land use proposed.
12. The change of land use shall not be used as the proof of any title of the land.
13. The applicant shall comply the conditions mentioned in G.O.Ms.No.168, MA & UD, dt:07.04.2012 with respect to HT line passing through the site u/ r.
14. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
15. The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
16. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

#### **SCHEDULE OF BOUNDARIES**

- North : Neighbours land in Sy.Nos.688/P & 694/P of Gundlapochampally (V).
- South : Existing 12 Mtrs wide road and part of HMDA approved draft layout.
- East : Partly vacant land and partly HMDA approved draft layout in Sy.Nos.692/P & 693/P of Gundlapochampally (V).
- West : Partly vacant land and partly HMDA approved draft layout in Sy.No.694/P of Gundlapochampally (V).

**DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE IN GUNDLAPOCHAMPALLY VILLAGE, MEDCHAL MANDAL, MEDCHAL - MKALKAJGIRI DISTRICT.**

***[Memo No. 4675/Plg.I(1)/2017, Municipal Administration & Urban Development (Plg.I(1)),  
4<sup>th</sup> April, 2022.]***

The following draft variation to the land use envisaged in the notified ZDP for Yamjal segment approved vide G.O.Ms.No.288, MA, dt:03-04-2008, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCPOffice, Telangana, Hyderabad - 500 004.

**DRAFT VARIATION**

The site in Sy.Nos:716/p, 717/p & 719/p of Gundlapochampally Village, Medchal Mandal, Medchal-Malkajgiri District to an extent of 38546.3 Sq.mts, which is presently earmarked for Conservation' use in the notified ZDP for Yamjal segment approved vide G.O.Ms.No.288 MA, dt:03-04-2008, is now proposed to be designated as Residential Use, **subject to the following conditions:**

1. The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.
2. The applicant shall pay balance processing fee to HMDA before issue of final orders.
3. If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
4. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
5. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
6. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
7. After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
8. The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
9. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/ title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. The change of land use shall not be used as the proof of any title of the land.
11. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
12. The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.

13. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.

#### **SCHEDULE OF BOUNDARIES**

- North : Existing 12 Mtrs wide road and part of HMDA approved draft layout.  
 South : Vacant land in Sy.Nos.717(P) & 715(P) of Gundlapochampally (V).  
 East : Vacant land in Sy.No.719 (P) of Gundlapochampally (V).  
 West : Vacant land in Sy.Nos.718 (P) & 717(P) of Gundlapochampally (V).

#### **DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM OPEN SPACE USE ZONE TO RESIDENTIAL USE ZONE IN UPPAL KALAN (V), UPPAL (M), RANGA REDDY.**

***[Memo.No. 12181/Plg.I(1)/2016, Municipal Administration & Urban Development (Plg.I(1)),  
 4<sup>th</sup> April, 2022.]***

The following draft variation to the land use envisaged in the notified Erstwhile HUDA Area of Hayathnagar Segment zone Master Plan issued vide G.O.Ms.No.288, MA&UD, Dept, dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Telangana, Hyderabad - 500 022.

#### **DRAFT VARIATION**

The site in Sy.No.44 of Uppal Kalan(V), Uppal(M), Ranga Reddy Dist., to an extent of Ac 09-37 gts. which is presently earmarked for Open Space Use Zone in the notified Erstwhile HUDA Area of Hayathnagar Segment zone Master Plan issued vide G.O.Ms.No.288 MA & UD Dept dt:03.04.2008, is now proposed to be designated as Residential use zone as the site is not part of a layout Open Space and it is private site, **subject to the following conditions:**

- (a) The applicant shall pay Development /Conversion charges for change of land use to HMDA before confirming the CLU orders as per the rules in force.
- b) The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc and they responsible for any damage claiming by any one on account of change of land use proposed.
- c) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
- d) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- e) If any dispute occurs regarding ownership of the applicant will be whole responsible for that.
- f) CLU shall not be used as proof of any title of the land.
- g) The applicant has to fulfill any other condition as may be imposed by the Competent Authority.
- h) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- i) The applicant shall demolish the existing building falling in the set-backs if any as per G.O.Ms.No.168, dt:07.04.2012.
- j) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.

**SCHEDULE OF BOUNDARIES**

NORTH : Sy.Nos. 793, 45, 46 of Uppal Kalan Village (V).

SOUTH : Sy.Nos. 793, 37, 38 of Uppal Kalan Village (V).

EAST : Sy.Nos.46, 42, 43, 38 of Uppal Kalan Village (V).

WEST : Sy.Nos. 793, 794, 796 of Uppal Kalan Village (V).

**DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM CONSERVATION ZONE USE TO RESIDENTIAL USE ZONE IN PANTHANGI (V) , CHOUTUPPAL (M), YADADRI BHUVANAGIRI DISTRICT.**

***[Memo No. 1231/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)),  
4<sup>th</sup> April, 2022.]***

The following draft variation to the land use envisaged in the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33 MA, dt:24-01-2013, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

**DRAFT VARIATION**

The site in Sy Nos.298/6, 299/3, 302/2, 309/3, 299/1, 300/1, 301/1, 301/2, 302/1, 302/3, 309/1 & 300/AA/1 of Panthangi (V), Choutuppal (M), Yadadri Bhuvanagiri District to an extent of 89249.78 Sq.mts, which is presently earmarked for Conservation use in the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33 MA, dt: 24-01-2013, is now proposed to be designated as Residential use zone, subject to compliance of G.O.106 and also **subject to the following conditions** .

- a) The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders.
- b) The applicant shall pay balance processing fee to HMDA before issue of final orders.
- c) If the Development charges are not paid within 30 days the orders of change of land use will be withdrawn without any further notice.
- d) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- e) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- f) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- g) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- h) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- i) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.

- j) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- k) The Owners / applicants are solely responsible for any mis-representation with regard to ownership/ title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- l) The change of land use shall not be used as the proof of any title of the land.
- m) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
- n) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- o) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- p) Applicant is informed to submit the NALA Conversion proceedings from the concerned Department at the time of seeking permission.

**SCHEDULE OF BOUNDARIES**

North : Vacant land in Sy.Nos.298 and 303 of Panthangi (V).

South : 60 Mtrs. National Highway Road.

East : Vacant land in Sy.Nos.298, 299, 316, 315, 314, 313 and 309 of Panthangi (V).

West : Vacant land in Sy.Nos.304 and 308 of Panthangi (V).

**ARVIND KUMAR,**  
*Special Chief Secretary to Government.*

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